

Dane County Rezone Petition

Application Date	Petition Number
01/22/2024	DCPREZ-2024-12025
Public Hearing Date	
03/26/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AARYN & KALI HANDEL	PHONE (with Area Code) (608) 513-6304	AGENT NAME AARYN HANDEL	PHONE (with Area Code) (608) 513-6304
BILLING ADDRESS (Number & Street) 10146 E MATHEWSON RD		ADDRESS (Number & Street) 10146 E MATHEWSON RD	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS handelbarperformance@gmail.com		E-MAIL ADDRESS handelbarperformance@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
10146 Mathewson Rd					
TOWNSHIP MAZOMANIE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-033-8011-0					

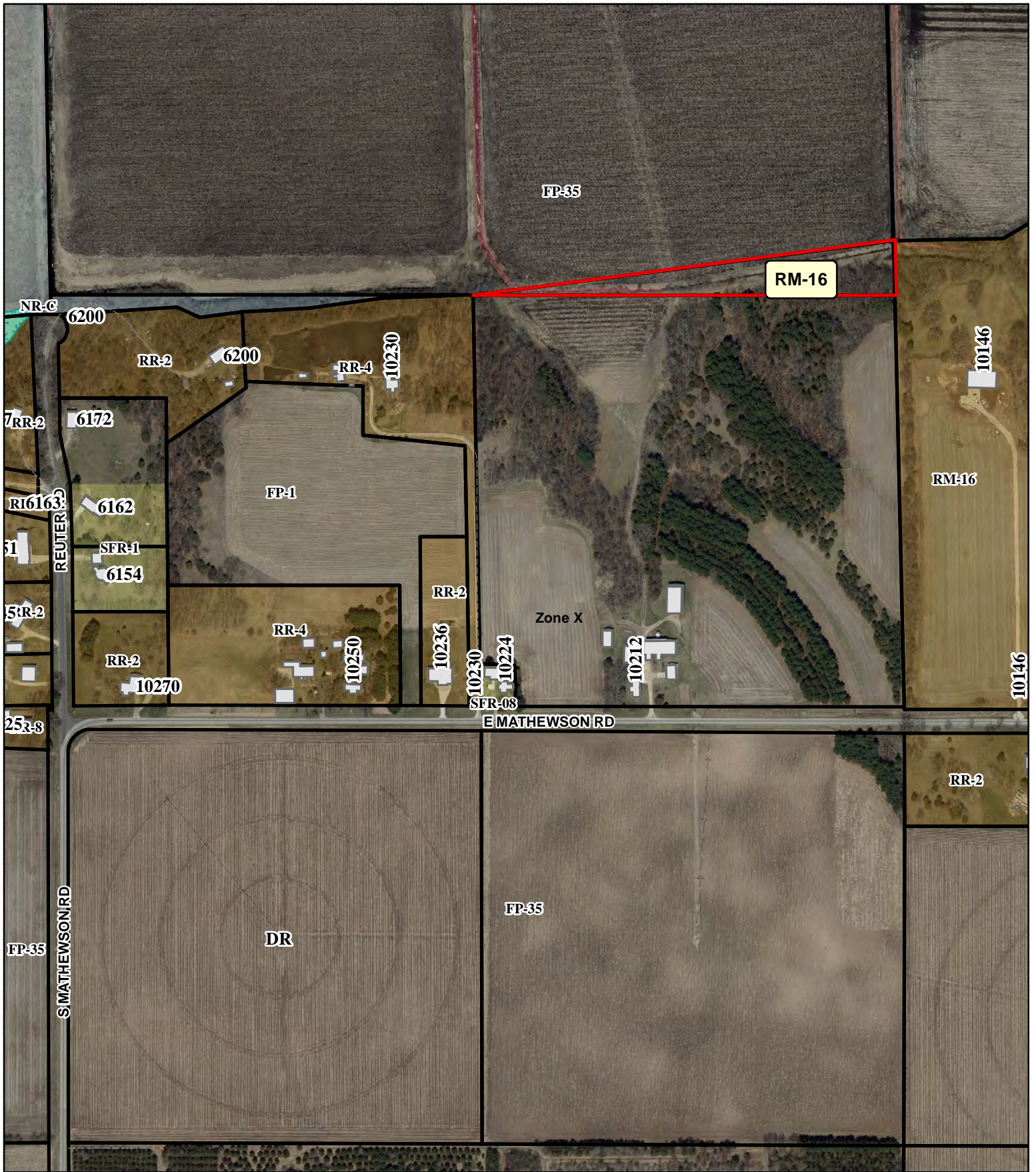
REASON FOR REZONE

EXPAND SIZE OF EXISTING LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	2.6

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: PETITION IS TO CORRECT A LAND DIVISION ORDINANCE VIOLATION. PROPERTY IS SUBJECT TO SHORELAND ZONING.



REZONE 12025



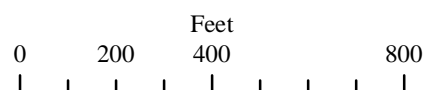
Wetland



Floodway Areas in Zone AE



Floodplain

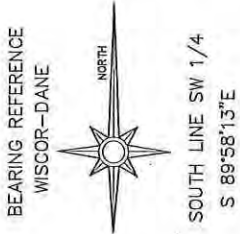
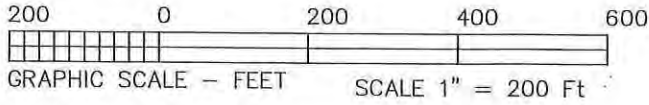


CERTIFIED SURVEY MAP

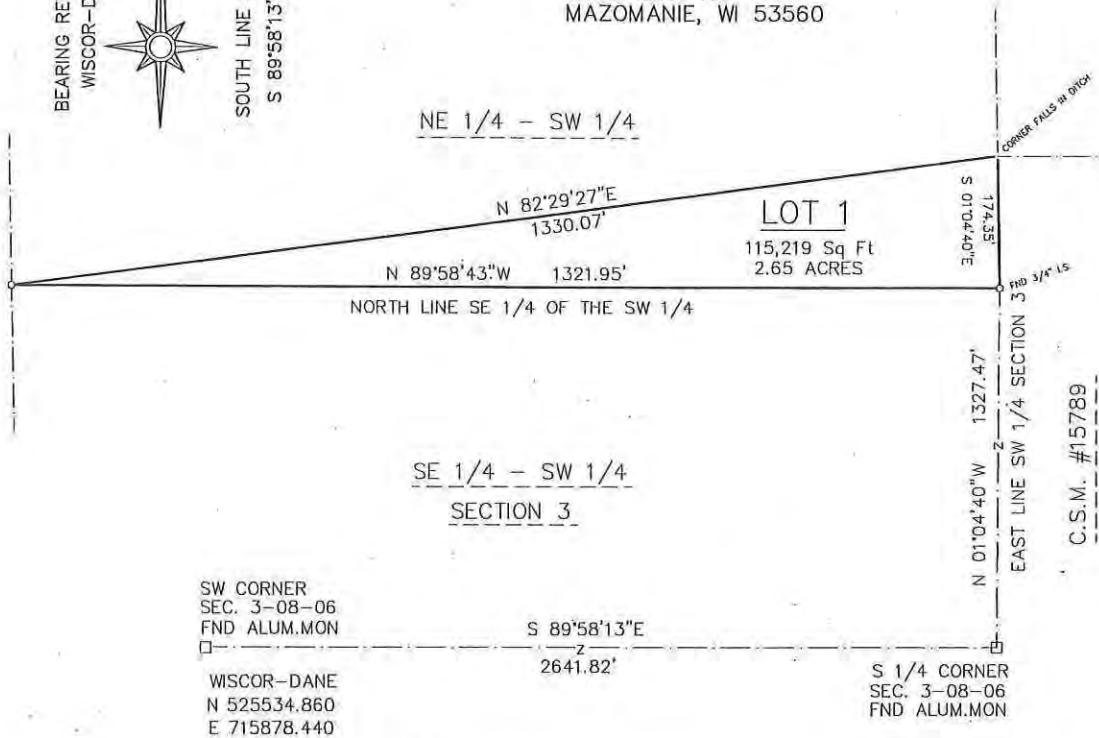
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NE 1/4 OF THE SW 1/4, SECTION 3, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



SURVEYED FOR:
M G C CORP
6466 MINT RD
MAZOMANIE, WI 53560



SW CORNER
SEC. 3-08-06
FND ALUM.MON
WISCOR-DANE
N 525534.860
E 715878.440

S 89°58'13"E
2641.82'

S 1/4 CORNER
SEC. 3-08-06
FND ALUM.MON

LEGEND

- = 3/4" * 24" SOLID IRON ROD SET
- = 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE

NOTES:

WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED, THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED, REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT BEARINGS MEASURED TO THE NEAREST 5"

ALL PLSS WITNESS MONUMENTS HAVE BEEN FOUND AND VERIFIED PER THE MOST CURRENT MONUMENT RECORD ON FILE

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NE 1/4 OF THE SW 1/4, SECTION 3, T08N, R06E, TOWN OF MAZOMANIE,
DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

I also certify that this survey was done under the direction of
M G C CORP.

Anthony J. Walker, Registered Land Surveyor No. S-1957

LEGAL DESCRIPTION

Part of the NE 1/4 of the SW 1/4, Section 3, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the S 1/4 corner of said Section 3

THENCE North 01 degrees 04 minutes 40 seconds West for a distance of 1327.47 feet along the East line of the SW 1/4 said Section 3, to the point of beginning

THENCE North 89 degrees 58 minutes 43 seconds West for a distance of 1321.95 feet along the North line of the SE 1/4 of the SW 1/4

THENCE North 82 degrees 29 minutes 27 seconds East for a distance of 1330.07 feet to the NW corner of C.S.M. #15789

THENCE South 01 degrees 04 minutes 40 seconds East for a distance of 174.35 feet along the West line of said C.S.M. #15789 to the point of beginning

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NE 1/4 OF THE SW 1/4, SECTION 3, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, I hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, ~~dedicated~~ and mapped as shown on this Certified Survey Map, I also certify that this Certified Survey Map is required by S 75.17 (1) (a) of Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

M G C CORP. Richard R. Kindschi Karen L. Kindschi

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this _____ day _____ of _____
20____, the above named _____
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public _____
My Commission expires _____

DANE COUNTY

Approved for recording per Dane County Zoning and Land Regulation Committee action
of this _____ day of _____, 20____.

Daniel Everson

TOWN BOARD APPROVAL

This CSM, ~~including public highway right of way dedication designated herein~~ is hereby acknowledged and
accepted by the _____ Town of Mazomanie
this _____ day of _____, 20____.

REPRESENTATIVE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____,
AT _____ O'CLOCK ____ .M. IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON
PAGES _____

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

December 19, 2023

Attorney Jama Graves
634 Water St.
Prairie Du Sac, WI 53578

RE: Register of Deeds document #5937925
Deed between M G C CORP and Handel

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

Dear Ms. Graves,

Dane County Land Division is in receipt of a deed instrument that was prepared by yourself. This deed was identified by the Land Records Review Analyst due to peculiarities in its configuration and was sent to Dane County Land Division for review for compliance with Dane County Code of Ordinances.

Dane County Code of Ordinances, Chapter 75, *Land Division Regulations*, a land division which creates a parcel under 35 acres in size is required to have a Certified Survey Map prepared and approved. The Quit Claim deed under Register of Deeds document #5937925 violates Dane County Code of Ordinance Section, 75.17.

75.17 CERTIFIED SURVEY MAPS.

(1) Procedure. (a) Application. Any land divider who shall divide land located in an unincorporated area of Dane County which results in a land division shall prepare a certified survey map in accordance with section 236.34 of the Wisconsin Statutes and all of the requirements in this chapter which may apply. All certified survey maps shall be submitted to the committee for approval and shall, after approval, be recorded in the office of the Dane County Register of Deeds.

The purpose of this chapter is to promote the public health, safety and general welfare of the county. It is designed to further the orderly layout and use of land and to facilitate the further resubdivision of larger parcels into smaller parcels of land.

Under Dane County Code of Ordinances, Chapter 10, Zoning Regulations, Section 10.123(7)(a), the minimum size for a lot in the Farmland Preservation, FP-35 Zoning District is 35 acres net. The afore mentioned document creates a parcel of land within the FP-35 zoning district that is approximately 2.60 acres in size and violates the minimum size requirements of the FP-35 Zoning District.

This letter serves as notice that the transaction that has occurred under Register of Deeds document #5937925 is in violation of the Dane County Codes of Ordinance sections as stated. A parcel of land was created under 35 acres in size without being part of a Certified Survey Map. Further, the property did not receive approvals for the necessary zoning district classification or for the creation of the lot.

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

KRISTI CHLEBOWSKI
 DANE COUNTY
 REGISTER OF DEEDS

Document Number

Document Name

DOCUMENT #
5937925
 12/08/2023 11:05 AM
 Trans Fee:
 Exempt #: 13
 Rec. Fee: 30.00
 Pages: 1

The above recording information verifies that this document has been electronically recorded and returned to the submitter.

THIS DEED, made between M.G.C., Inc., A/K/A M. G. C. Corporation

("Grantor," whether one or more), and Kali Handel and Aaryn Handel, wife and husband, as survivorship marital property

("Grantee," whether one or more).
 Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Part of the NE1/4 of the SW1/4, Section 3, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin, more fully described as follows: Commencing at the S1/4 corner of said Section 3; THENCE North 01°04'40" West for a distance of 1327.47 feet along the East line of the SW1/4 said Section 3, to the point of beginning; THENCE North 89°58'43" West for a distance of 1321.95 feet along the North line of the SE1/4 of the SW1/4; THENCE North 82°29'27" East for a distance of 1330.07 feet to the NW corner of C.S.M. #15789; THENCE South 01°04'40" East for a distance of 174.35 feet along the West line of said C.S.M. #15789 to the point of beginning.

Recording Area

Name and Return Address
 Attorney Jama S. Graves
 Kirk & Graves LLC
 P.O. Box 9
 Prairie du Sac, WI 53578-0009

Part of 034/0806-033-8000-7

Parcel Identification Number (PIN)

This is not homestead property.
 (is) (is not)

Dated December 8, 2023

(SEAL) M. G. C. Corporation (SEAL)
 * Richard R. Kindschi, President
 (SEAL) Karen L. Kindschi (SEAL)
 * Karen L. Kindschi, Secretary

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
 Attorney Jama S. Graves
 Kirk & Graves LLC

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
SAUK COUNTY)

Personally came before me on December 8, 2023
 the above-named Richard R. Kindschi and Karen L. Kindschi

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Holly A. Sherman
 Notary Public, State of Wisconsin

My commission (is permanent) (expires: 5/29/2025)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

WisForms

www.wisforms.com

FP-35 to RM-16

Part of the NE 1/4 of the SW 1/4, Section 3, T08N, R09E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the S 1/4 corner of said Section 3

THENCE North 01 degrees 04 minutes 40 seconds West for a distance of 1327.47 feet along the East line of the SW 1/4 said Section 3, to the point of beginning;

THENCE North 89 degrees 58 minutes 43 seconds West for a distance of 1321.95 feet along the North line of the SE 1/4 of the SW 1/4;

THENCE North 82 degrees 29 minutes 27 seconds East for a distance of 1330.07 feet to the NW corner of CSM #15789;

THENCE South 01 degrees 04 minutes 40 seconds East for a distance of 174.35 feet along the West line of said CSM #15789 to the point of beginning.